068.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	574,400 / 574,400
					USE VALUE:	574,400 / 574,400
					ASSESSED:	574,400 / 574,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		SUMMER ST PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	UGUR SEAN
Owner 2:	
Owner 3:	
Street 1:	20 FOREST ST #1080
Street 2:	
Twn/City:	MEDFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	02155 Type:

PREVIOUS OWNER

Owner 1:	UGUR FATMA/ESTATE -
Owner 2:	-
Street 1:	2 SUMMER ST PL
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 2,604 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Vinyl Exterior and 1553 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2604.000	225,700		348,700	574,400
Total Card	0.060	225,700		348,700	574,400
Total Parcel	0.060	225,700		348,700	574,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.86 | /Parcel: 369.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 43296

GIS Ref

GIS Ref

Insp Date 02/17/09

!5846!

PREVIOUS ASSESSMENT

Parcel ID 068.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	225,700	0	2,604.	348,700	574,400	574,400	Year End Roll	12/18/2019
2019	101	FV	188,000	0	2,604.	348,700	536,700	536,700	Year End Roll	1/3/2019
2018	101	FV	188,000	0	2,604.	234,100	422,100	422,100	Year End Roll	12/20/2017
2017	101	FV	188,000	0	2,604.	224,200	412,200	412,200	Year End Roll	1/3/2017
2016	101	FV	188,000	0	2,604.	204,200	392,200	392,200	Year End	1/4/2016
2015	101	FV	175,800	0	2,604.	164,400	340,200	340,200	Year End Roll	12/11/2014
2014	101	FV	175,800	0	2,604.	146,900	322,700	322,700	Year End Roll	12/16/2013
2013	101	FV	175,800	0	2,604.	139,500	315,300	315,300		12/13/2012

PRINT

Date	Time
12/10/20	20:40:52

LAST REV

Date	Time
06/05/19	11:32:55

mmcmakin

5846

USER DEFINED

Prior Id # 1:	43296
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
UGUR FATMA/ESTA	72546-274	1	5/2/2019	Family	1	No	No		
CIRAME JOHN J &	41411-336		11/12/2003		310,000	No	No		Fatma Ugur d.o.d. 4/25/2013 bk 67780 pg413.
	11530-117		6/24/1968			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/19/2011	1302	Manual	10,184					insulation
5/11/2005	363	Manual	1,500					install new bluebo

ACTIVITY INFORMATION

Date	Result	By	Name
2/17/2009	Meas/Inspect	189	PATRIOT
3/18/2008	Inspected	BR	B Rossignol
4/24/2004	MLS	HC	Helen Chinal
5/3/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/10/2000	Measured	277	PATRIOT
11/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2604		Sq. Ft.	Site		0	70.	1.91	11									348,683						348,700	

Total AC/HA: 0.05978 | Total SF/SM: 2604 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 348,683 | Spl Credit | Total: 348,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	20000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	327063
Depreciation:	101390
Depreciated Total:	225673

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

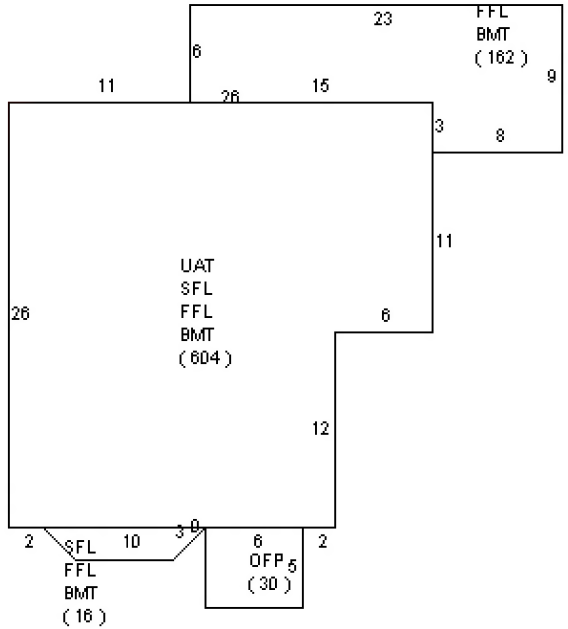
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	175.48
Special Features:	0	Val/Su Net:	95.43
Final Total:	225700	Val/Su SzAd	160.98

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	782	52.640	41,168
FFL	First Floor	782	175.480	137,227
SFL	Second Floor	620	175.480	108,799
UAT	Upper Attic	151	122.840	18,548
OFP	Open Porch	30	44.000	1,320

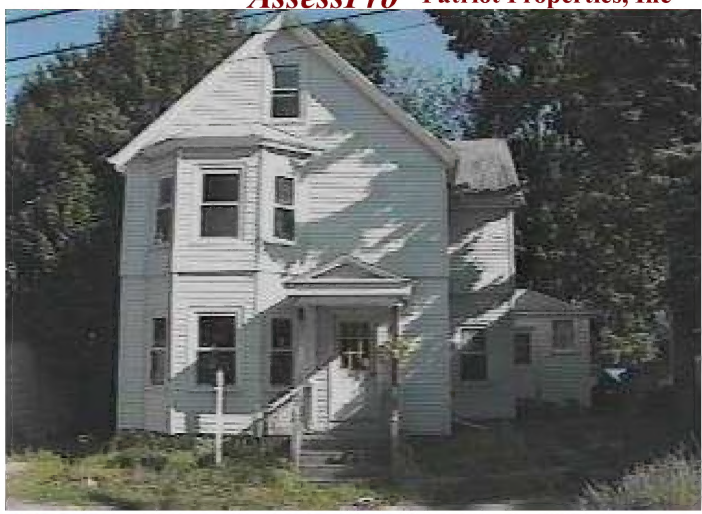
Net Sketched Area:	2,365	Total:	307,062
Size Ad	1402	Gross Are	2818	FinArea	1553
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

068.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	